

C O N T R A C T
(L E A S E)

between

Referred to as Tenant.

and

Referred to as Landlord.

for

House and Property located at

IT IS HEREBY AGREED THAT:-

1. The period of this lease shall be one year from the date on which the Landlord completes the improvements and repair work, in accordance with the attached list, and delivers the premises to the Tenant. The Tenant shall have priority and option to renew the lease at the end of this period.

2. The rental shall be per month, payable three months in advance, ~~etc.~~

3. The house and property are for residential purposes.

4. With consent of the Landlord the Tenant may make alterations and improvements to the premises which shall be at the Tenant's expense unless otherwise mutually agreed upon; except, that all alterations and improvements mentioned in paragraph (1) above shall be the responsibility and at the expense of the Landlord.

5. When the Tenant vacates the property, all permanent type construction affixed to the house and property shall remain as the property of the Landlord.

6. In the event of the Tenant being transferred he has the right to terminate the lease at any time during the term hereof, provided that no rental paid in advance shall be refunded to him.

7. The Tenant shall pay all costs of water and power while occupying the premises.

AGREED TO THIS 14th DAY OF OCTOBER, 1955.

TENANT

LANDLORD

WITNESS

Alterations and Improvements to be accomplished by [redacted]
on the two-story residence building and servant quarters [redacted]

[redacted]

1. Install flush toilet in first floor bath, [redacted]

[redacted]

2. Install wash basin in first floor bath.

3. Install new bathroom on 2nd floor, complete with new fixtures including flush toilet, tub, shower and wash basin, and with suitable plaster partition.

4. Install new 200 gallon high-tanks for water supply in attic.

5. Install automatic electric water pump to pump water into high-tanks.

6. Install all water pipe and drain pipe , for both hot and cold water, to handle all above plumbing facilities; also, electrical work as necessary.

7. Make and install wire screens, including frames and doors, throughout the house, except the second floor balcony.

8. Install new, high polish, white terazzo floors in living room, first floor hall, and new second floor bathroom.

9. Extend chimneys from kitchen to thirty foot height.

10. Repair and replace asbestos roof on kitchen to make weather-proof.

[redacted]

ILLEGIB

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